

REAL ESTATE NEWS.

City Real Estate.

Borough of Manhattan—For Sale.

Above 14th St.—5th Av. to North River.



High above the River, Opposite the Riverside Drive, at Grant's Tomb,

is not in any single respect an ordinary collection of house lots. See the property, the streets, the water, the sewerage and lighting systems, the houses already built; inquire about the building restrictions, the taxes, title guarantees, &c., then if this seems the right spot for your home let us talk with you of buying or building to order, for cash down or on liberal terms for time payments. Send for booklet, "Picturesque Grantwood."

Absolute escape from city sights and sounds, but with every city convenience, 40 to 60 minutes from your business, 20 minutes from the Hudson River, 10 to 15 minutes from 125th St. or Broadway, or 15 minutes from 125th St. Ferry or tray cars.

Columbia Investment & Real Estate Co., Agents.

St. James Building, 1133 Broadway (Cor. 26th St.) New York.

Borough of Bronx—Sale or Rent.

I. 2 & 3 FAMILY HOUSES

and flats for sale, all improvements; very desirable

MURRAY 2164 1/2 Av. near 161st.

IF YOU WANT NEW LIST—One, two, three family, detached houses, flats, etc., for rent or sale, greatest Bronx houses, one open section de-

KAPPEL & CO., 3169 2d Av., 161st.

To Let for Business Purposes.

ATTRACTIVE OFFICES to let at 39 Union Square, Broadway and 17th St.

Flats and Apartments to Let—Furnished.

West Side.

MODEL APARTMENTS, NEW,

Northwest corner Broadway and 172d street.

Also 4d West 9th street.

SELECT AND MODERN.

for small, refined families; every possible improvement, four, five and six rooms and bath; private entrance, J. R. KINGSLAND, office 182d St. and B'way.

\$22 TO \$28.

50 TO 70 WEST 9TH STREET.

Six rooms and bath, handsome baths; sanitary plumbing; nicely decorated hot water supply; with or without steam heat; attractive for small New York, Richmond Hill, Ozone Park and all sections tapped by the Long Island Electric Railroad.

The busy season in the selling of suburban property is perhaps too far advanced now to permit the securing of exact evidence regarding the effect of this transportation innovation on Brooklyn suburban realty. It is reasonable to expect, nevertheless, that the most visible result will be an increase in the value of land in the vicinity of the elevated roads, which tends to lessen the distance between Manhattan and one of its outlying districts also tends to bring about a proportional equalization of land values with the value of land in Manhattan as a standard.

The second effect which will not become so noticeable until the spring of 1900, will be to determine those persons who until now have been interested by transportation problems to seek suburban homes in the outlying districts which are now being developed by the character which has been in progress during the previous year, in spite of the question of transportation. The year 1900 will probably find the present number of inhabitants of Brooklyn.

The current number of the *Record and Guide* represents an article which appeared in *The Record and Guide* in 1898, on the subject of the building and kindred trades. The article which is entitled "Notes on New York" and deals with the building and kindred trades, is a reminiscence of some of the modern buildings, is in part as follows:

New York, confined on Manhattan Island, pressed in by the Hudson and the East River, has many times multiplied its area by the simple expedient of going upward instead of outward. This is true of almost every building, though the wholesale way in which it is being carried out in New York would never have been possible without the introduction of the building policy which is not being carried out in any half-hearted or spasmodic manner, but quickly. New York is, especially in the outer portions, being converted into a city of towers.

The effect will probably be stupendous. The city will be transformed, and it will be seen to great advantage to say that buildings of such a size are monstrous, but good, and that the city is the finest in the world.

It is to be noted that the people of New York have, by their system of building policy, obtained not only space, but actually more comfortable conditions than the highest standard.

Each of the elevators constantly minimizes the height, thus making other advantages of space and light available in an many a city covered by smaller buildings.

Again, however, as New York is to make the most of its space, it is to do so in a way which shall be pleasing to look upon. This is more apparent in such buildings as hotels, or private houses, than in public buildings, but nevertheless is characteristic of the building progress of New York. This is not surprising, as the Englishman, in his desire to produce structures which shall be at once useful and beautiful—large spaces so far as possible, full partitions, saving unknowns in the cost of construction, etc.—are the chiefizing features of our modern buildings, is in part as follows:

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